

# Attachment 3

Planning Commission Staff Report  
Dated August 2, 2006

TTM 17795/PPD 06-03/  
DA 06-01

September 12, 2006

# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF AUGUST 2, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: TENTATIVE TRACT MAP NO. 17795, PRECISE PLAN OF DESIGN NO. 06-03  
AND DEVELOPMENT AGREEMENT NO. 06-01

### SUMMARY

The project is a request to subdivide a 2.18 acre site with an existing residence into a 13 unit, two story condominium project. The subject site is located on the west side of Lind Avenue, south of Court Street, and bordering San Timoteo Creek Channel in the Medium Density Residential land use designation and the Multiple Family Residence (R-3) zone.

Copies of the June 28, 2006 and July 12, 2006 Planning Commission Staff Reports were previously distributed to the Planning Commission.

### RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C of Attachment 1);
2. Approve Tentative Tract Map No. 17795 and Precise Plan of Design No. 06-03 based on the Findings, and subject to the Revised Conditions of Approval (Attachment B of Attachment 2); and,
3. Approve Development Agreement No. 06-01.

### BACKGROUND

On June 28, 2006, the Planning Commission continued the project to July 12, 2006 to provide adequate time to revise the plans to meet the side-yard setback requirement, provide a pedestrian path to the open space area, provide a single-story unit option, and provide a new elevation that depicts the proposed duplex units.

As a result of the modifications, the applicant withdrew both the original request for Zone Change No. 06-02 and Variance No. 06-05. Neither of these applications is necessary with the redesign and reconfiguration of the project to address the setback issue.

At the July 12, 2006 meeting, a quorum of the Planning Commission could not be achieved to review the project and therefore, forwarded to the August 2, 2006 meeting.

## ANALYSIS

A detailed analysis of the project was previously provided in the July 12, 2006 Planning Commission Staff Report. No additional changes have been made since July 12, 2006 staff report.

## CONCLUSION

All elements of the project are consistent with the General Plan (July 25, 2006). The project is also in compliance with the R-3 zoning regulations and findings have been made to support staff's recommendation for approval. The applicant has worked closely with staff and has made every effort to address the Planning Commission's concerns and to provide the most appropriate revised layout, design, and architecture for this project. The multi-family residential (condominium) use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Report prepared by:  
H. P. Kang, Senior Planner

## ATTACHMENTS

1. Planning Commission Staff Report dated June 28, 2006 (Previously distributed)
  - A. Vicinity Map
  - B. Project Plans
  - C. Mitigated Negative Declaration (NOI/Initial Study)
  - D. Conditions of Approval
  - E. Letter from Steve and Neva Feenstra
2. Planning Commission Staff Report dated July 12, 2006 (Previously distributed)
  - A. Revised Project Plans (Separate Cover)
  - B. Revised Conditions of Approval
3. Revised Project Plans (Reduced Version)

CITY OF LOMA LINDA  
PLANNING COMMISSION

I:\Project Files\PPD's\2006\PPD 06-03 Zhou 13 unit Multi-Family Development\Report 8-2-06  
SR.doc

APPROVED/DENIED  
(CONTINUED)  
TO: August 16, 2006  
AT THE MEETING OF:  
August 2, 2006  
BY: Frederick Lasabe  
PLANNING COMMISSION SECRETARY

# LOMA LINDA COURT P.U.D.

10646 LIND AVE., LOMA LINDA, CA

## PROJECT SUMMARY

PROJECT ADDRESS:  
10646 LIND AVE., EL MONTE, CA

DESCRIPTION:  
BRASS DISC 0.30 MI N ALONG ANDERSON ST  
FROM CROSSING OF THE LOMA LINDA ACADEMY,  
SET VERTICALLY IN THE EAST FACE OF THE SOUTH  
CONC. COLUMN AT THE MAIN ENTRANCE, 98.4'  
WEST OF CL OF THE STREET 1.2' SOUTH OF THE  
SOUTH EDGE OF THE ENTRANCE AND 0.7' ABOVE  
THE ENTRANCE FLOOR

ZONE R3  
APR C083-092-32  
PROPOSED USE 13 UNIT P.U.D.  
LOT SIZE 2.18 ACRES  
YARD SETBACKS REQ'D  
FRONT 20'  
REAR 15' (2ND FLR: 20')  
SIDE 5' (10')  
BLDG SEPARATION  
YARD SETBACKS PROVIDED  
FRONT 20'  
REAR 20'  
SIDE 5' (10')  
BLDG SEPARATION  
BUILDING HEIGHT LIMIT:  
MAX BUILDING HEIGHT PROVIDED: 2 STORY - 25'-10'

NUMBER OF STORIES: 2  
PARKING PROVIDED: 2X13=26 COVERED PARKING  
24 GUEST PARKING  
TOTAL: 50 PARKING SPACES  
800 SF PER UNIT  
SHOWN ON PLOT PLAN

OPEN SPACE REQ'D  
PROPOSED OPEN SPACE

TOTAL FLOOR AREA: 22,377 SF

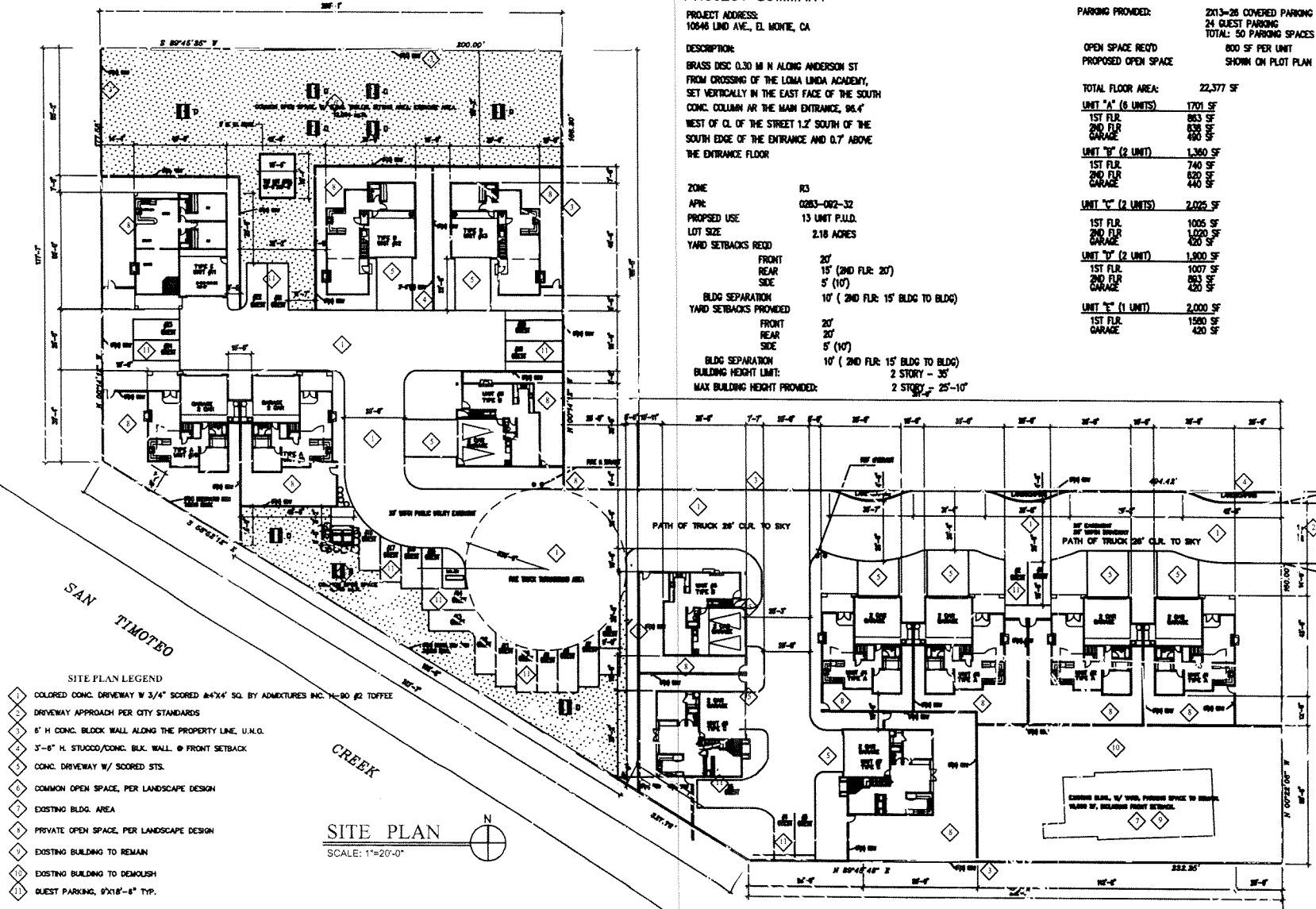
UNIT "A" (6 UNITS) 1701 SF  
1ST FLR 863 SF  
2ND FLR 838 SF  
GARAGE 400 SF

UNIT "B" (2 UNITS) 1,360 SF  
1ST FLR 740 SF  
2ND FLR 620 SF  
GARAGE 440 SF

UNIT "C" (2 UNITS) 2,005 SF  
1ST FLR 1005 SF  
2ND FLR 1,000 SF  
GARAGE 420 SF

UNIT "D" (2 UNITS) 1,800 SF  
1ST FLR 1007 SF  
2ND FLR 893 SF  
GARAGE 420 SF

UNIT "E" (1 UNIT) 2,000 SF  
1ST FLR 1580 SF  
GARAGE 420 SF



Project  
LOMA LINDA  
COURT P.U.D.

10646 LIND AVE.,  
LOMA LINDA, CA  
EL MONTE, CA

Architect  
ARCHIWEST

4205 E. LIVE OAK AV  
ARCADIA, CA 91006  
626.524.3164

## PLAN CHECK SE

Revisions  
Date No. Description

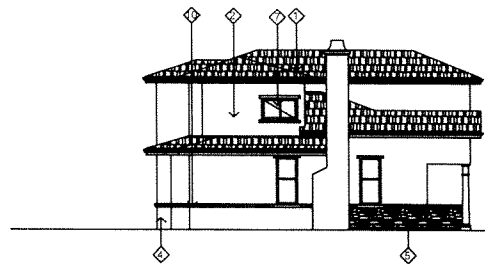
Drawing Title

SITE PLAN  
PROJECT DATA

Drawn By: J.F.  
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Date: 04.02.05

Drawing No.

A1



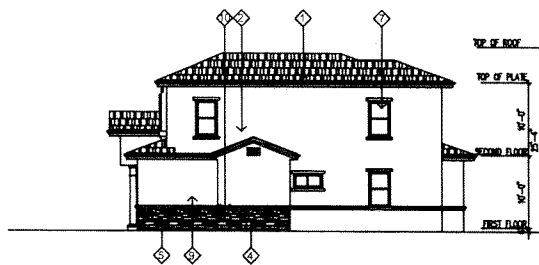
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FRONT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

Project

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COURT P.U.D.

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LOMA LINDA, CA

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# PLAN CHECK SE

## Revisions

Date	No.	Description

Drawing Title

TYPE A  
FLR. PLANS  
ELEVATIONS

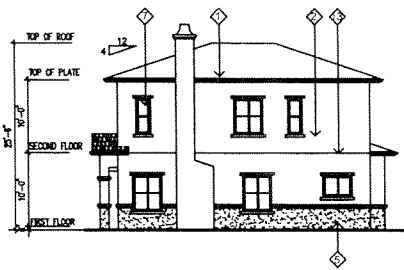
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Scale:

Date: 04.02.05

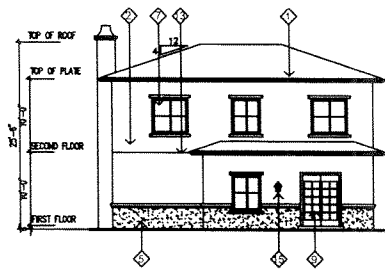
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A2



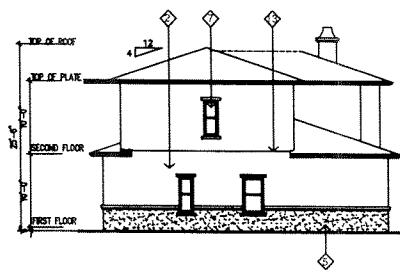
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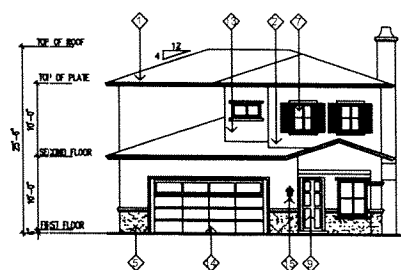
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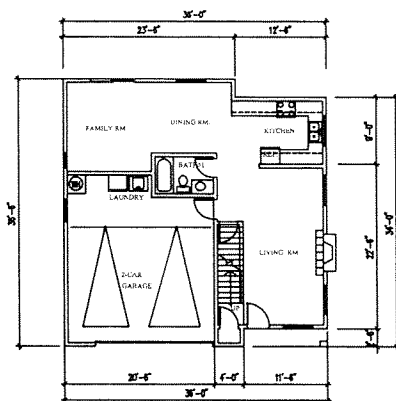
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SCALE: 1/8"=1'-0"



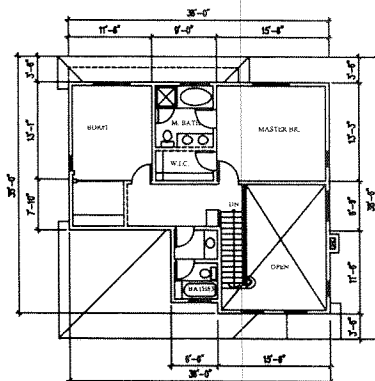
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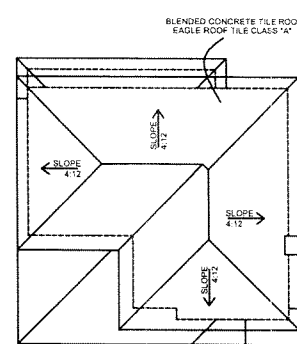
2ND FLR. PLAN

SCALE: 1/8"=1'-0"



1ST FLR. PLAN

SCALE: 1/8"=1'-0"



LEGEND

- ① CONCRETE TILE
- ② CEMENT PLASTER STUCCO
- ③ CEMENT PLASTER STUCCO
- ④ CEMENT PLASTER STUCCO
- ⑤ CEMENT PLASTER STUCCO
- ⑥ WOOD SHUTTER
- ⑦ ALUMINUM WINDOW WITH CLEAR GLASS
- ⑧ DORMER VENT
- ⑨ DOOR
- ⑩ WOOD FASCIA
- ⑪ WROUGHT IRON GUARD RAIL (BLACK)
- ⑫ FOAM MOLDING-STUCCO FINISH
- ⑬ 1/2" METAL REVEAL LINE
- ⑭ RAISED-PANEL GARAGE DOOR
- ⑮ WALL-MOUNTED EXTERIOR LIGHT
- ⑯ WROUGHT IRON PLANTER HOLDER
- ⑰ ARCHITECTURAL COLUMN
- ⑱ WOOD SID'G

NOTE: ALL COLORS SPECIFIED ARE BY MANUFACTURES OR VISTA PAINT CHIPS

Project

LOMA LINDA  
COURT P.U.D.

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PLAN CHECK SE

Revisions

Date No. Description

Drawing Title

TYPE B  
FLR. PLANS  
ELEVATIONS

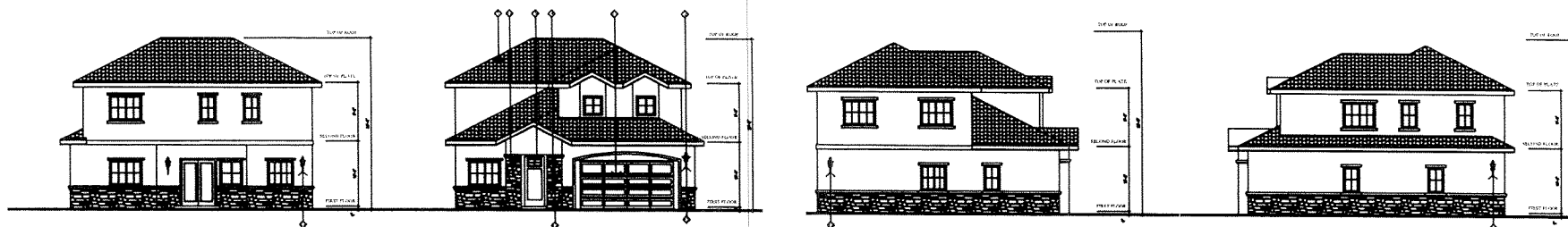
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Date: 04.02.05

Drawing No.

A3



REAR ELEVATION

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FRONT ELEVATION

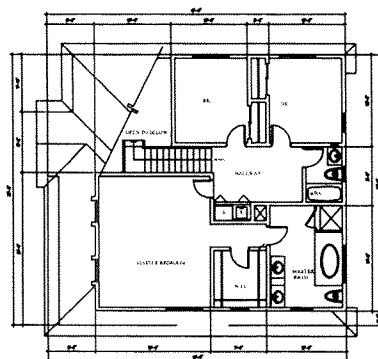
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RIGHT ELEVATION

SCALE: 1/8"=1'-0"

LEFT ELEVATION

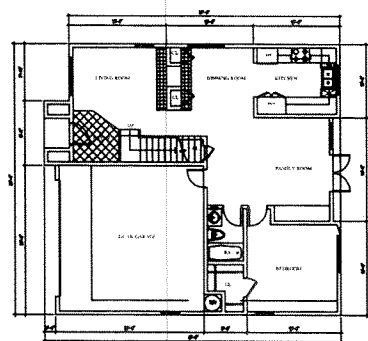
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2ND FL: 1000 SF  
TOTAL: 2025 SF

2ND FLR. PLAN

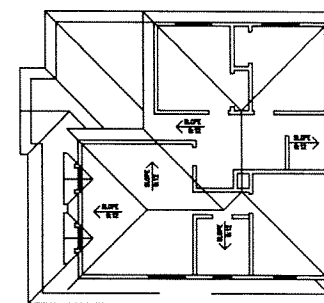
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F.F.: 1000 SF  
GARAGE: 420 SF

1ST FLR. PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

Project

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PLAN CHECK SE

Revisions

Date No. Descriptor

Drawing Title

TYPE C  
FLR. PLANS  
ELEVATIONS

Drawn By: J.F.

Scale: 1/8"=1'-0"

Date: 04.02.05

Drawing No.

A4

Project  
LOMA LINDA  
COURT P.U.D.

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PLAN CHECK SE

Revisions

Date No. Descriptor

Drawing Title

TYPE D  
FLR. PLANS  
ELEVATIONS

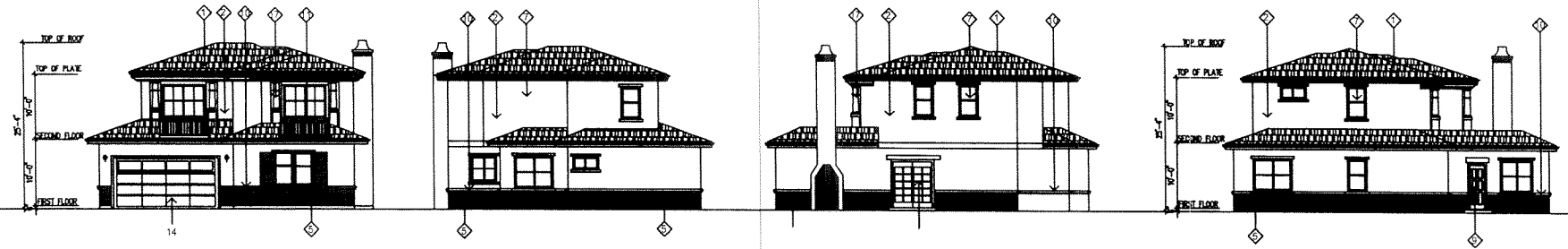
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Date: 04.02.05

Drawing No.

A5

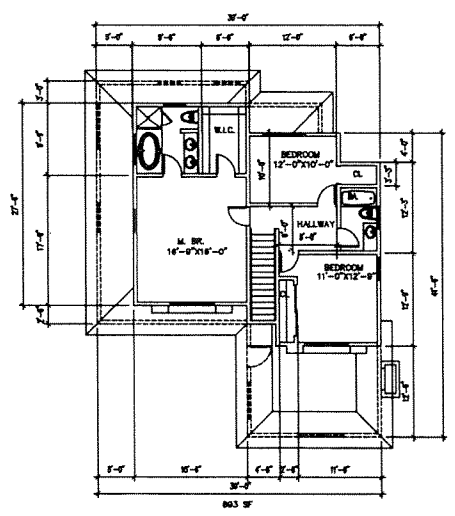


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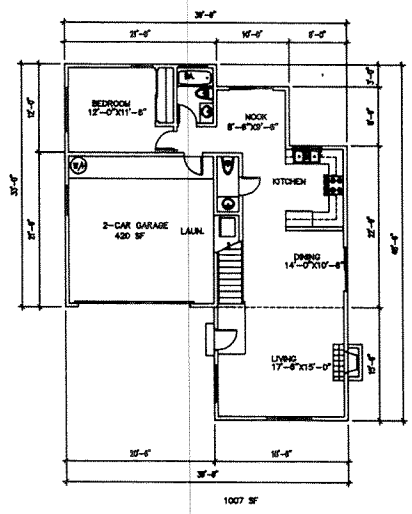
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RIGHT ELEVATION  
SCALE: 1/8"=1'-0"

LEFT ELEVATION  
SCALE: 1/8"=1'-0"



2ND FLR. PLAN  
SCALE: 1/8"=1'-0"



1ST FLR. PLAN  
SCALE: 1/8"=1'-0"

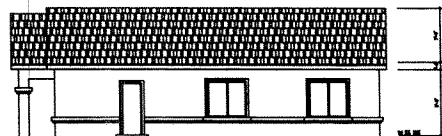




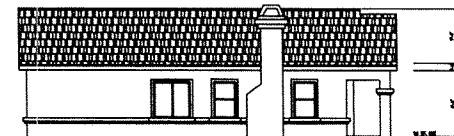
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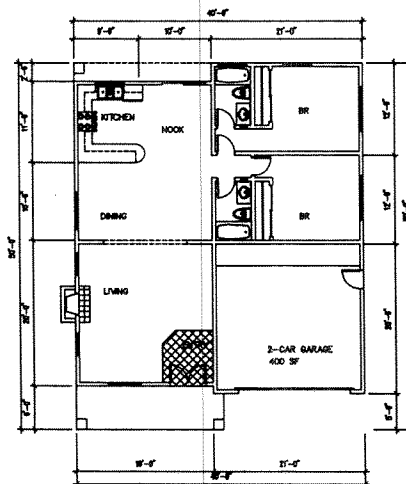
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RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"



1ST FLR. PLAN  
SCALE: 1/8"=1'-0"

Project  
LOMA LINDA  
COURT P.U.D.

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# PLAN CHECK SE

Revisions  
Date No. Description

Drawing Title  
UNIT E

Drawn By: J.F.  
Scale:  
Date: 04.02.05  
Drawing No.  
A-6



## JK DESIGN & ASSOCIATES

ADD: 10410 LOWER AZUSA RD  
SUITE 101, MONTE CA 91731  
TEL: 626-350-9858  
FAX: 626-350-9966  
EMAIL: JKDA2002@SCGLOBAL.NET

PROJECT NAME & ADDRESS:

13 UNIT PUD

10646 LIND AVE  
LOMA LINDA, CA

DRAWING CONTENT:

## CONCEPTUAL LANDSCAPE DESIGN

REVISIONS: \_\_\_\_\_ Date: \_\_\_\_\_

PER PLAN CHECK	DATE

NOTE TO CONTRACTOR:

WRITTEN AGREEMENT ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ORAL AGREEMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ENGINEERING OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE CONTRACT AND CONDITIONS BEFORE BEING IMPLEMENTED. ALL SITE WORK SHALL BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING ANY FURTHER.

DRAWING: JK  
Date: 12/13/05  
Job No: 05062  
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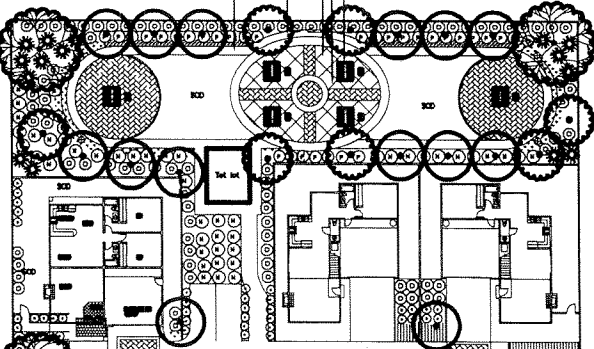
L-PD

SHEET: 1 OF: 1

15" PLANTER WALL W/18" SQ. X 24" CONC. PLASTER.  
STUCCO FINISH COLOR TO MATCH THE BLDG. TYP.  
36" CONC. WALKWAY TYP.

BEIGE COLOR CONC. W/18" CONC. BAND.  
.35" SQ. S.L. CUT @ 45 DEGREE.

STAMPED COLOR CONC. TYP.  
POMIC TABLE W/ BENCH.



## PLANTING LEGEND

TREE	QTY.	BOTANICAL NAME	COMMON NAME	REMARK
SYM	SIZE			
1	10	<i>Pinus caryinata</i>	Ornamental Pear	
2	10	<i>Koeleria bipinnata</i>	Chinese Flame Tree	
3	10	<i>Lagerstroemia indica</i>	Crape Myrtle	
4	10	<i>Tristramia conferta</i>	Brisbane box	

## SHRUB / ACCENT

5	25	<i>Rosemarinus a. 'Bendish Blue'</i>	Rosemary	
6	171	<i>Delos bicolor</i>	Farbight Lily	
7	51	<i>Leucoside argentea</i>	English Lavender	
8	34	<i>Nandina domestica</i>	Heavenly Bamboo	
9	15	<i>Yucca glauca 'Robustum'</i>	Roundleaf Yucca	
10	50	<i>Pennisetum setaceum 'rubrum'</i>	Red Fountain Grass	

11	50	<i>Phormium tenax 'Branze Baby'</i>	New Zealand Flax	
12	10	<i>Artemisia 'Johnston's Blue'</i>	Ornamental	
13	10	<i>Agave attenuata</i>	'Liliput' Lily of the Nile	
14	10	<i>Yucca filamentosa</i>	Hybrid	yellow
15	10	<i>Pittosporum l. 'Wheeler's Dwarf'</i>	Tobacco	
16	51	<i>Rhipsalis indica 'Enchantress'</i>	Indian Hawthorn	
17	30	<i>Flax pumila</i>	Creeching Flax	
18	10	<i>Dielsia 'Towers'</i>	Royal Trumpet Vine	
19	50	<i>Festuca arundinacea</i>	Tall Fescue Meadow	

## HARDSCAPE LEGEND

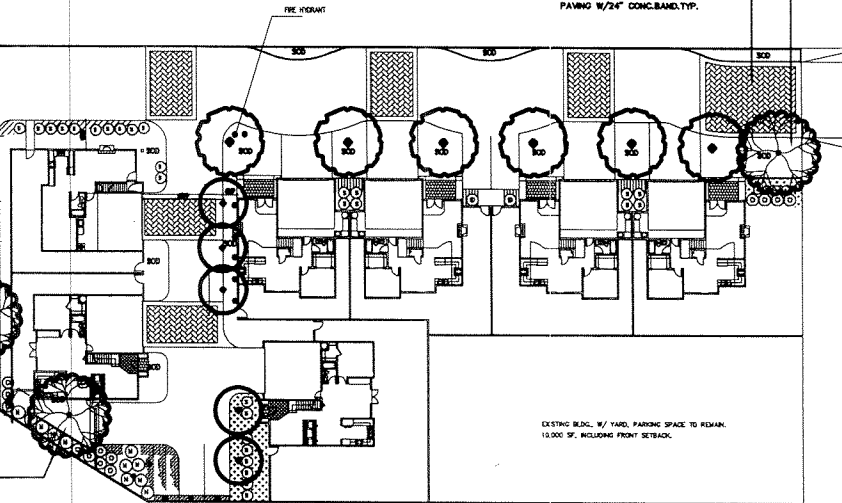
1	WOOD BENCH
2	STAMPED COLOR CONC. W/ CONC. BAND.
3	LIMESTONE PAVEMENT
4	12" SQ. STONE PAVEMENT @ HOUSE ENTRY TYP.

## LANDSCAPE CONCEPT STATEMENT

THE PROPOSED LANDSCAPE WILL PROVIDE COLORFUL SHRUB AND PERENNIAL PLANTINGS THROUGHOUT COMMON AREAS. PERIMETER WALLS AND ADJACENT PROPERTIES WILL BE SCREENED WITH TREE AND SHRUB PLANTINGS. TREE PLANTINGS WILL PROVIDE SHADE AT BBQ AREAS. PARKING AREAS WILL BE BUFFERED WITH SHADE TREE AND SHRUB PLANTINGS.



FLOWER TREE AS ACCENT TREE @ ENTRY.  
STAMPED COLOR CONC.  
PAVING W/ 24" CONC. BAND TYP.



EXISTING BLDG. W/ YARD. PARKING SPACE TO REMAIN.  
10,000 SF. INCLUDING FRONT SETBACK.

TRASH AREA SCREENED BY VINE & SHRUBS

BEIGE COLOR CONC. W/18" CONC. BAND.  
.35" SQ. S.L. CUT @ 45 DEGREE.

POMIC TABLE W/ BENCH

VERTICAL TREE TO SOFTEN THE BLOCK WALL

STAMPED COLOR CONC.  
PAVING W/ 36" CONC. BAND TYP.

8" CONC. MOWSTRIP